

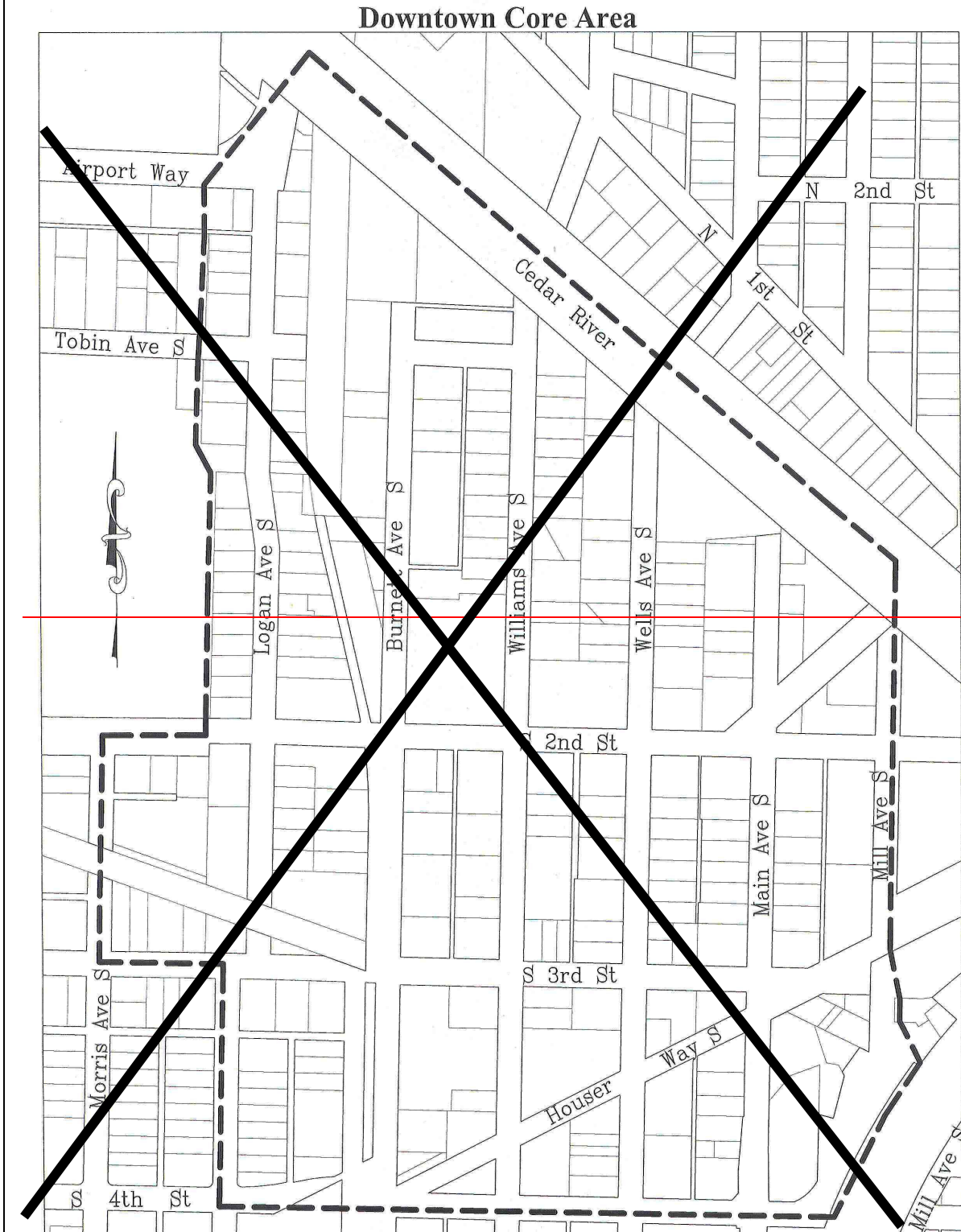
4-2-010

E ADDITIONAL RESTRICTIONS ON LAND USE:

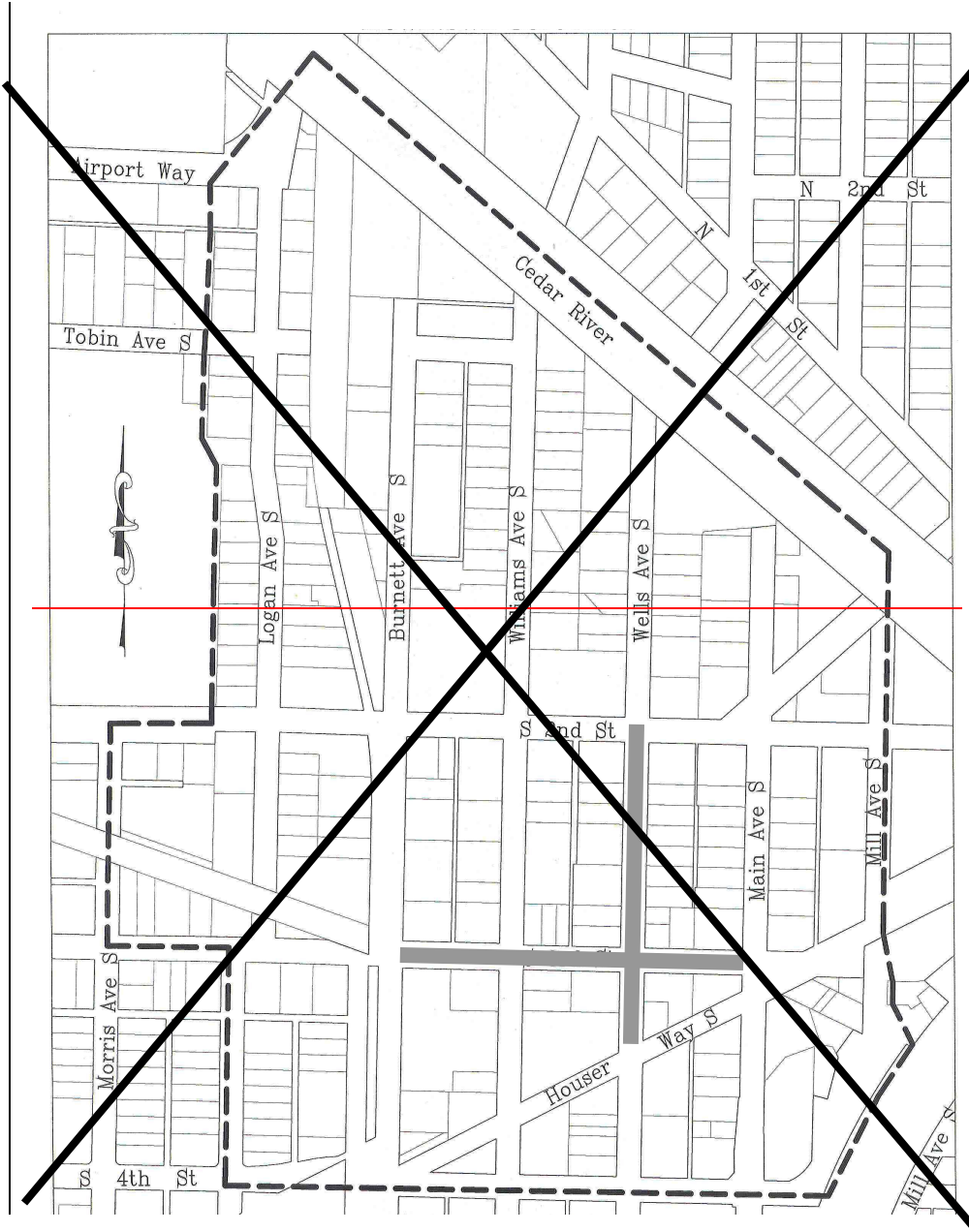
TYPE OF LAND USE RESTRICTION	ZONING MAP SYMBOL
Automall Restrictions	Dot Pattern
Public Use Designation	"P"

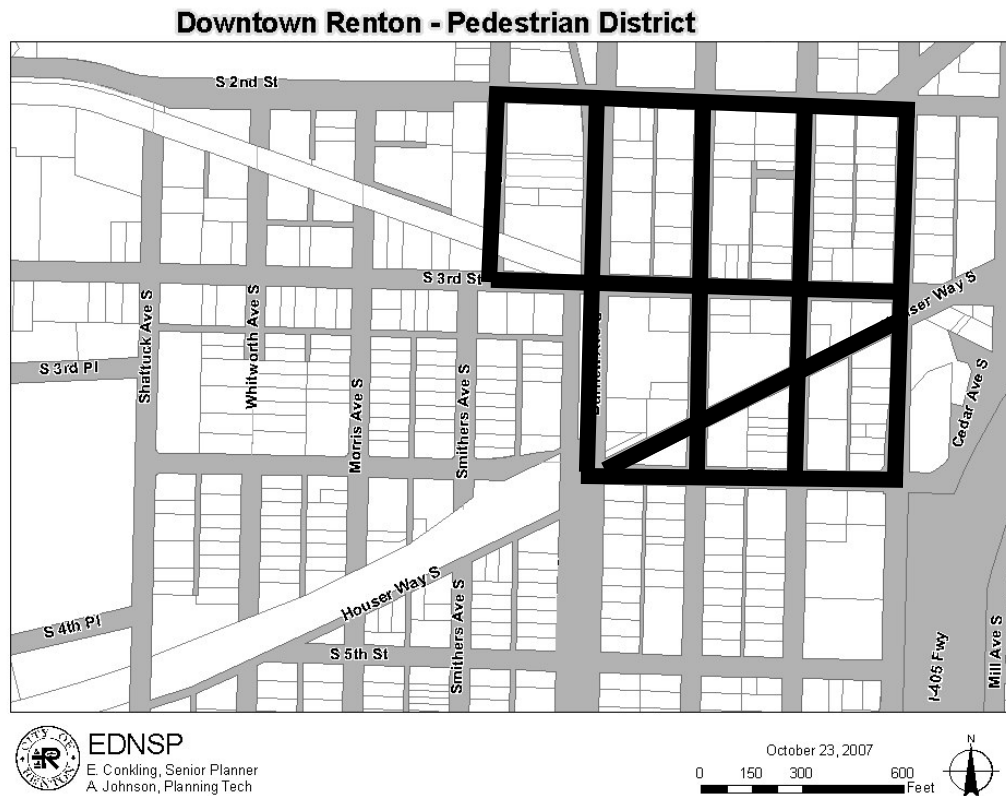
TYPE OF LAND USE RESTRICTION	REFERENCE OR CODE SECTION NO.
Airport-Compatible Land Use Restrictions	RMC 4-3-020
Aquifer Protection Area	RMC 4-3-050
Automall Improvement District	RMC 4-3-040
Downtown Core Area	RMC 4-2-070L and 4-2-080C
Downtown Pedestrian District	RMC 4-2-070L and 4-2-080D
Northeast Fourth Street Business District	RMC 4-3-040
"P" Suffix Procedures	RMC 4-3-080
Planned Unit Development	RMC 4-9-150
Rainier Avenue Business District	RMC 4-3-040
Restrictive Covenants	See Property Title Report
Center Village Residential Bonus District	RMC 4-3-095-
Sunset Blvd. Business District	RMC 4-3-040
Urban Center Design Overlay <u>Design Districts</u> (Areas "A," "B," and "C," <u>"D,"</u> <u>and "E"</u>)	RMC 4-3-100

4-2-080 C DOWNTOWN CORE AREA: (RESERVED)



4-2-080 D DOWNTOWN PEDESTRIAN DISTRICT





4-2-120B

DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DESIGNATIONS

	CD	CO	COR
LOT DIMENSIONS			
Minimum Lot Size for lots created after July 11, 1993	None	25,000 sq. ft.	None
Minimum Lot Width/Depth for lots created after July 11, 1993	None	None	None
LOT COVERAGE			
Maximum Lot Coverage for Buildings	For properties located within the "Downtown Core Area":¹¹ None. For properties located outside the Downtown Core Area: 65% of total	65% ¹⁹ of total lot area or 75% ¹⁹ if parking is provided within the building or within a parking garage.	65% of total lot area or 75% if parking is provided within the building or within a parking garage. ²⁵

	lot area or 75% if parking is provided within the building or within a parking garage.		
DENSITY (Net Density in Dwelling Units per Net Acre)			
Minimum Net Residential Density	25 dwelling units per net acre. ⁹ The minimum density requirements shall not apply to the subdivision and/or development of a legal lot 1/2 acre or less in size as of March 1, 1995.	NA	Where a development involves a mix of uses then minimum residential density shall be 16 dwelling units per net acre. ^{9,25} When proposed development does not involve a mix of uses, then minimum residential density shall be 5 dwelling units per net acre. ^{9,25} The same area used for commercial and office development can also be used to calculate residential density. Where commercial and/or office areas are utilized in the calculation of density, the City may require restrictive covenants to ensure the maximum density is not exceeded should the property be subdivided or in another manner made available for separate lease or conveyance.

Maximum Net Residential Density	100 dwelling units per net acre. ⁹ Density may be increased to 150 dwelling units per net acre subject to Administrative Conditional Use approval.	NA	<p>COR 1 and 2 (Generally the Stoneway Concrete Site and Port Quendall Site, respectively): 25 dwelling units per net acre, without bonus. Bonus density may be achieved subject to noted requirements in RMC 4-9-065, Density Bonus Review.⁹</p> <p>COR 3 (Generally the Southport Site and Fry's Site): 50 dwelling units per net acre.^{9,25} The same area used for commercial and office development can also be used to calculate residential density. Where commercial and/or office areas are utilized in the calculation of density, the City may require restrictive covenants to ensure the maximum density is not exceeded should the property be subdivided or in another manner made available for separate lease or conveyance.</p>
SETBACKS			
Minimum Front	Within Downtown	Buildings less	Determined

Yard¹⁸	<p>Core Area:¹¹ None.</p> <p>Outside Downtown Core Area:¹¹ 10 ft.—for the first 25 ft. of building height. 15 ft.—for that portion of a building over 25 ft. in height.</p>	<p>than 25 ft. in height: 15 ft.¹⁹ Buildings 25 ft. to 80 ft. in height: 20 ft.^{13,19} Buildings over 80 ft. in height: 30 ft.^{13,19}</p>	through site development plan review. ^{22,24,25}
Maximum Front Yard¹⁸	<p>15 ft. – <u>for</u> buildings 25 ft. or less in height. None – for that portion of a building over 25 ft. in height.</p>	None	Determined through site development plan review. ^{22,24,25}
Minimum Side Yard Along A Street¹⁸	<p>Within Downtown Core Area:¹¹ None</p> <p>Outside Downtown Core Area:¹¹ 10 ft.—for the first 25 ft. of building height. 15 ft.—for that portion of building over 25 ft. in height.</p>	<p>15 ft.¹⁹ – <u>for</u> buildings less than 25 ft. in height. 20 ft.^{13,19} – <u>for</u> buildings 25 ft. to 80 ft. in height. 30 ft.^{13,19} – <u>for</u> buildings over 80 ft. in height.</p>	Determined through site development plan review. ^{22,24,25}
Maximum Side Yard Along A Street¹⁸	<p>15 ft. – <u>for</u> buildings 25 ft. or less in height. None – for that portion of a building over 25 ft. in height.</p>	None	Determined through site development plan review. ^{22,24,25}
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.
Minimum Rear Yard¹⁸	None, unless the CD lot abuts a residential zone,	None required, except, 15 ft. if abutting a	Determined through site development plan

	RC, R-1, R-4, R-8, R-10, R-14, or RM-T , then there shall be a 15 ft. landscaped strip or a 5 ft. wide sight-obscuring landscaped strip and a solid 6 ft. high barrier used along the common boundary.	residential zone; R-1, R-4, R-8, R-10, R-14, or RM-F .	review. ^{22,24,25}
Minimum Side Yard¹⁸	None	None required, except 15 ft. if abutting or adjacent to a residential zone; R-1, R-4, R-8, R-10, R-14, or RM-F .	Determined through site development plan review. ^{22,24,25}
Clear Vision Area	NA	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.
ON-SITE LANDSCAPING			
Minimum On-site Landscape Width – Along the Street Frontage	Within Downtown Core Area:¹¹ None Outside Downtown Core Area:¹¹ 10 ft.²³	10 ft., except where reduced through the site development plan review process.	Determined through site development plan review.
Minimum On-site Landscape Width Required Along the Street Frontage When a Commercial Lot is Adjacent⁸ to Property Zoned R-1, R-4, R-8, R-10, R-14, or RM	None	15 ft. sight-obscuring landscaping. If the street is a designated arterial, 1 non-sight-obscuring landscaping shall be provided unless otherwise determined by the	Determined through site development plan review.

		Reviewing Official through the site development plan review process. ³	
Minimum Landscape Width Required When a Commercial Lot is Abutting⁷ Property Zoned Residential	15 ft. landscaped strip consistent with the definition of landscaped visual barrier in RMC 4-11-120; or 5 ft. wide sight-obscuring landscaped strip and a solid 6 ft. high barrier used along the common boundary of residentially zoned property, RC, R-1, R-4, R-8, R-10, R-14, RM F, RM U or RM-T.	15 ft. wide landscaped visual barrier consistent with the definition in RMC 4-11-120, when abutting a residentially zoned property; R-1, R-4, R-8, R-10, R-14, or RM. A 10 ft. sight-obscuring landscape strip may be allowed through the site development plan review process. ^{3,4}	Determined through site development plan review.
Minimum On-site Landscape Width Required Along the Street Frontage When a Commercial Zoned Lot is Adjacent⁸ to Property Zoned Commercial, Office or Public/Quasi, i.e., CN, CV, CA, CD, CO, or COR	NA	15 ft. wide sight-obscuring landscape strip.	Determined through site development plan review.
HEIGHT			
Maximum Building Height	95 ft. ^{6,10}	250 ft. ^{6,12}	COR 1 (Generally the Stoneway Concrete Site): 10 stories and/or 125 ft. ^{6,14} COR 2 and 3 (Generally the Port Quendall Site, Fry's Site and the Southport Site): 10 stories

			and/or 125 ft.; provided, the master plan includes a balance of building height, bulk and density; ⁶ and provided, that in the COR 3 Zone only, buildings or portions of buildings which are within 100 ft. of the shoreline shall not exceed a maximum height of 75 ft. ²⁵
Maximum Building Height When a Building is Abutting⁷ a Lot Designated as Residential	20 ft. more than the maximum height allowed in the abutting residential zone, RC, R-1, R-4, R-10, R-14, or RM. ^{6,17}	20 ft. more than the maximum height allowed in the abutting residential zone; RC, R-1, R-4, R-10, R-14, or RM. ⁶	Determined through site development plan review. ²⁵
Maximum Height for Wireless Communication Facilities	See RMC 4-4-140G.	See RMC 4-4-140G.	See RMC 4-4-140G.
SCREENING Minimum Required for Outdoor Loading, Repair, Maintenance, Storage or Work Areas; Surface-Mounted Utility and Mechanical Equipment; Roof Top Equipment (Except for Telecommunication Equipment)	See RMC 4-4-095.	See RMC 4-4-095.	See RMC 4-4-095.
Refuse or Recycling	See RMC 4-4-090.	See RMC 4-4-090.	See RMC 4-4-090.
PARKING AND LOADING			
General	See RMC 4-4-080 and RMC 10-10-13.	See RMC 4-4-080 and RMC 10-10-	See RMC 4-4-080 and RMC 10-10-

		13.	13. Direct arterial access to individual structures shall occur only when alternative access to local or collector streets or consolidated access with adjacent uses is not feasible.
Required Location for Parking	<p>For properties located outside the Downtown Core Area: For lots abutting an alley: All parking shall be provided in the rear portion of the yard, and with access shall be taken from the an alley, when available. - <u>Parking shall not be located in the front yard, nor in a side yard facing the street nor rear yard facing the street. Parking may be located off-site or subject to a joint parking agreement.</u></p>	NA	NA
PEDESTRIAN ACCESS			
General	NA	A pedestrian connection shall be provided from a public entrance to the street, unless the Reviewing Official determines that the requirement	Determined through site development plan review.

		would unduly endanger the pedestrian.	
SIGNS			
General	See RMC 4-4-100.	See RMC 4-4-100.	See RMC 4-4-100.
LOADING DOCKS			
Location	For permitted manufacturing and fabrication uses, parking, docking and loading areas for truck traffic shall be off-street and screened from view of abutting public streets.	Not permitted on the side of the lot adjacent or abutting to a residential zone; R-1, R-4, R-8, R-10, R-14, or RM-1. ³	Determined through site development plan review.
DUMPSTER/RECYCLING COLLECTION AREA			
Size and Location of Refuse or Recycling Areas	See RMC 4-4-090.	See RMC 4-4-090.	See RMC 4-4-090.
CRITICAL AREAS			
General	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.
SPECIAL DEVELOPMENT STANDARDS			
Design Guidelines	See RMC 4-3-100 for Urban Center Design Overlay regulations applicable to residential buildings.	NA	NA

4-2-120C

**CONDITIONS ASSOCIATED WITH
DEVELOPMENT STANDARDS TABLES FOR
COMMERCIAL ZONING DESIGNATIONS**

11. ~~See RMC 4-2-080C. Reserved.~~
20. "Public Suffix" (P) properties are allowed the following height bonus: Publicly owned structures shall be permitted an additional fifteen feet (15') in height above that otherwise permitted in the zone if "pitched roofs," as defined herein, are used for at least sixty percent (60%) or more of the roof surface of both primary and accessory structures. In addition, in zones where the maximum permitted building height is less than seventy five feet (75'), the maximum height of a

publicly owned structure may be increased as follows, up to a maximum height of seventy five feet (75') to the highest point of the building:

- a. When abutting a public street, one additional foot of height for each additional one and one half feet (1-1/2') of perimeter building setback beyond the minimum street setback required at street level unless such setbacks are otherwise discouraged ~~(e.g., inside the Downtown Core Area in the CD Zone)~~; and
- b. When abutting a common property line, one additional foot of height for each additional two feet (2') of perimeter building setback beyond the minimum required along a common property line; and
- c. On lots four (4) acres or greater, five (5) additional feet of height for every one percent (1%) reduction below a twenty percent (20%) maximum lot area coverage by buildings for public amenities such as recreational facilities, and/or landscaped open space areas, etc., when these are open and accessible to the public during the day or week.

4-4-080 PARKING, LOADING AND DRIVEWAY REGULATIONS:

B. SCOPE OF PARKING, LOADING AND DRIVEWAY STANDARDS:

1. Applicability:

a. Within the Center Downtown Core Zone ~~(as depicted in RMC 4-4-080C)~~: This Section, except for subsections F1 through F9 and J of this Section, shall apply in the following cases:

i. **New Buildings or Structures:** If construction replaces an existing building, only the area exceeding the area of the original structure shall be used to calculate required parking.

ii. **Building/Structure Additions:** Only the area exceeding the area of the original structure shall be used to calculate required parking.

b. Outside the Center Downtown Core Zone: Off-street parking, loading areas, and driveways shall be provided in accordance with the provisions of this Section in the following cases:

i. New buildings or structures.

ii. **Building/Structure Additions:** The enlargement or remodeling of an existing building/structure by more than one-third (1/3) of the area of the building/structure.

iii. **Paving or Striping:** The paving of a parking lot with permanent surface, or striping a previously unstriped lot.

iv. **Change in Use:** The change of all or a portion of a building/structure or land use to a use requiring more parking than the previous use, as specified in subsection F10 of this Section, except when located in a shopping center.

v. **Activities Requiring Deliveries or Shipments:** Uses requiring merchandise deliveries and/or shipments shall provide adequate permanent off-street loading space in addition to required parking for the use.

2. Conformance Required: It shall be unlawful for any person hereafter to erect, construct, enlarge, move or convert any parking lot, parking structure, loading area, or driveway in the City or cause or permit the same to be done contrary to or in violation of any of the provisions of this Section. Driveways shall be constructed to City standards.

3. Plans Required: Where off-street parking is required, except for single-family dwellings, a plan shall be submitted for approval by the Building Department. The plan must be accompanied by sufficient proof of ownership that indicates the spaces contemplated will be permanent.

4. Future Changes to Parking Arrangement: Any future changes in parking arrangements or number of spaces must be approved by the Development Services Division.

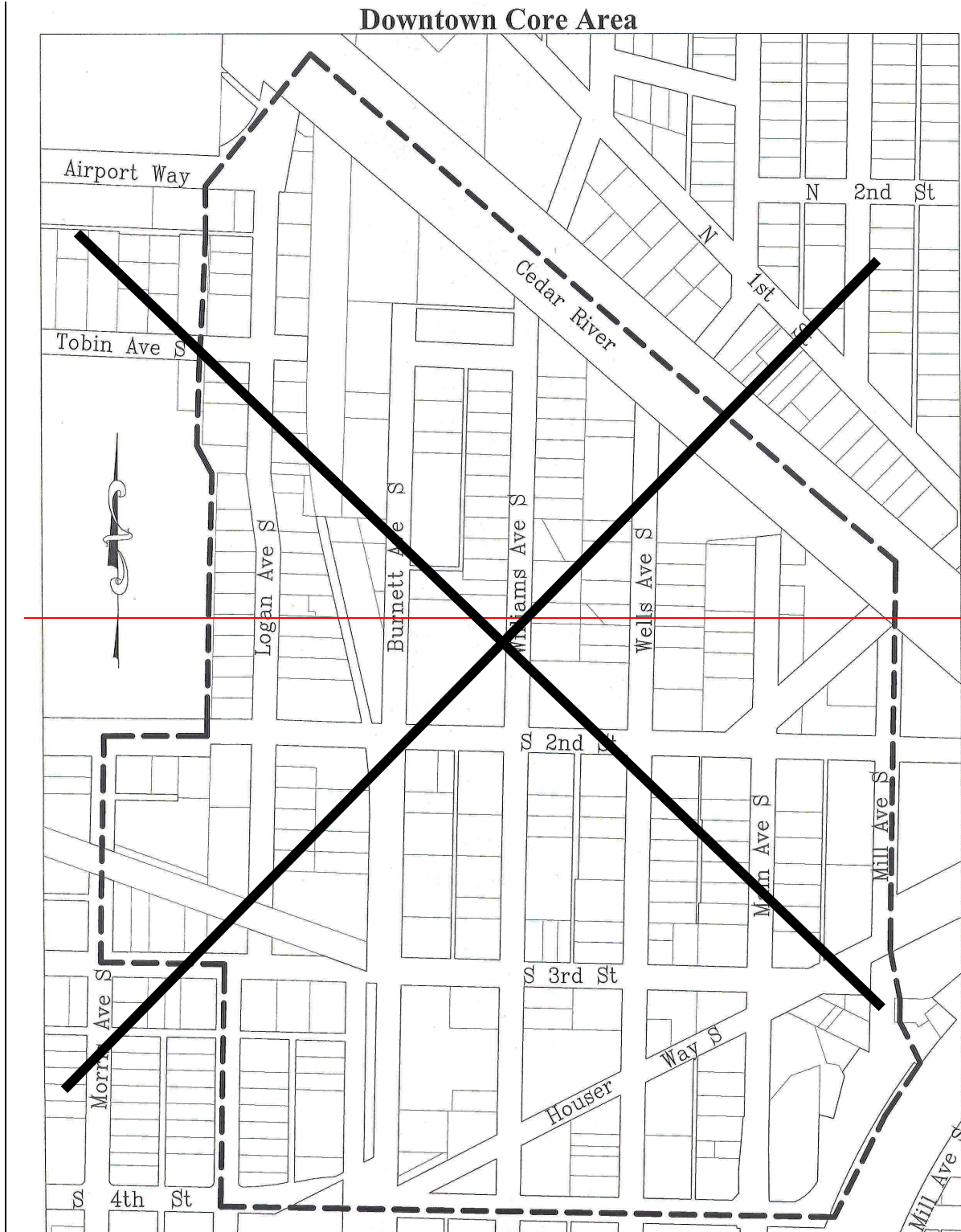
5. Timing for Compliance:

a. Building Permit Required: No construction, alteration or changes in uses are permitted until all the information in RMC 4-8-120D16p, Parking Analysis, and 4-8-120D19s, Site Plan, has been submitted and approved by the appropriate City departments and building permit has been issued.

b. Requirements Prior to Occupancy Permit: The premises shall not be occupied until the parking lot is paved, marked, landscaped and lighted (if the lot is to be illuminated) and an occupancy permit has been issued, unless a deferment has been granted.

c. Requirements Prior to Business License Issuance: A business license shall not be issued until an occupancy permit has been issued.

| C. ~~DOWNTOWN CORE AREA MAP:~~ RESERVED



E. LOCATION OF REQUIRED PARKING:

1. On-Site Parking Required: Required parking as specified herein shall be provided upon property in the same ownership as the property upon which the building or use

requiring the specified parking is located or upon leased parking. Off-street parking facilities shall be located as hereinafter specified:

- a. Detached, Semi-Attached and Two (2) Attached Dwellings:** On the same lot with the building they are required to serve.
- b. Attached Dwellings Greater Than Three (3) Units:** May be on contiguous lot with the building they are required to serve; provided, the provisions of subsection E2 (Off-Site Parking) of this Section are complied with.
- c. Boat Moorages:** May have parking areas located not more than six hundred feet (600') from such moorage facility nor closer than one hundred feet (100') to the shoreline (see subsection F10 of this Section). Accessible parking as required by the Washington State Barrier Free Standards can be allowed within one hundred feet (100') per subsection F8e of this Section.
- d. Other Uses:** On the same lot with the principal use except when the conditions as mentioned in subsection E2 (Off-Site Parking) of this Section are complied with.

2. Off-Site Parking:

- a. When Permitted:** If sufficient parking is not available on the premises of the use, a private parking area may be provided off-site, except for single and two (2) family dwellings.
- b. Agreement Required:** A parking agreement ensuring that off-site parking is available for the duration of the use shall be approved by the Development Services Director, following review by the City Attorney.
- c. Additional Information Required:** The Development Services Division shall review the following as part of the permit process:
 - i. A letter of justification addressing the need for off-site parking and compatibility with the surrounding neighborhood.
 - ii. A site plan showing all dimensions of parking spaces, aisles, landscaping areas, adjacent street improvements, curb cuts, and on-site and adjacent uses and buildings.
- d. Fees:** No charge for use of such parking area shall be made in any residential zone except on a weekly or monthly basis.
- e. Maximum Distance to Off-Site Parking Area:**
 - i. ~~All Zones~~ Within the Center Downtown ~~Core~~Zone: No distance requirements apply when both the use and off-site parking are located within the Center Downtown ~~Core~~.
 - ii. **Within the UC-N1 and UC-N2 Zones:** Off-site parking shall be within five hundred feet (500') of the building or use if it is intended to serve residential uses, and within one thousand five hundred feet (1,500') of the building or use if it is intended to serve nonresidential uses.
 - iii. **All Other Zones:** Off-site parking shall be within five hundred feet (500') of the building or use if it is intended to serve residential uses, and within seven hundred fifty feet (750') of the building or use if it is intended to serve nonresidential uses.
- f. Transportation Management Plan Exception:** The Planning/Building Public Works Department may modify the maximum distance requirements if a Transportation Management Plan or other acceptable transportation system will

adequately provide for the parking needs of the use and the conditions outlined in RMC 4-9-250D2 are met.

3. Joint Use Parking Facilities:

a. When Permitted: Joint use of parking facilities may be authorized only for those uses that have dissimilar peak-hour demands.

b. Agreement Required: A parking agreement ensuring that joint use parking is available for the duration of the uses shall be approved by the Development Services Director, following review by the City Attorney.

c. Maximum Distance to Joint Use Parking:

i. ~~All Zones~~ Within the Center Downtown ~~Core~~Zone: No distance requirements apply when both the use and joint use parking are located within the Center Downtown ~~Core~~.

ii. Within the UC-N1 and UC-N2 Zones: Joint use parking shall be within seven hundred fifty feet (750') of the building or use if it is intended to serve residential uses, and within one thousand five hundred feet (1,500') of the building or use if it is intended to serve nonresidential uses.

iii. All Other Zones: Joint use parking shall be within seven hundred fifty feet (750') of the building or use it is intended to serve.

d. Special Provisions for Subdivision of Shopping Center: Parking areas in shopping centers may operate as common parking for all uses. If a shopping center is subdivided, easements and/or restrictive covenants must grant use and provide for maintenance of common parking and access areas.

F. PARKING LOT DESIGN STANDARDS

10. Number of Parking Spaces Required:

a. Interpretation of Standards – Minimum and Maximum Number of Spaces: In determining parking requirements, when a single number of parking spaces is required by this Code, then that number of spaces is to be interpreted as the general number of parking spaces required, representing both the minimum and the maximum number of spaces to be provided for that land use.

When a maximum and a minimum range of required parking is listed in this Code, the developer or occupant is required to provide at least the number of spaces listed as the minimum requirement, and may not provide more than the maximum listed in this Code.

b. Multiple Uses: When a development falls under more than one category, the parking standards for the most specific category shall apply, unless specifically stated otherwise.

c. Alternatives:

i. Joint Parking Agreements: Approved joint use parking agreements and the establishment of a Transportation Management Plan (TMP) may be used as described in subsections E3 and F10c(ii) of this Section to meet a portion of these parking requirements. (Amd. Ord. 4790, 9-13-1999)

ii. Transportation Management Plans: A Transportation Management Plan (TMP) guaranteeing the required reduction in vehicle trips may be substituted in

part or in whole for the parking spaces required, subject to the approval of the Planning/Building/Public Works Department.

The developer may seek the assistance of the Planning/Building/Public Works Department in formulating a Transportation Management Plan. The plan must be agreed upon by both the City and the developer through a binding contract with the City of Renton. At a minimum, the Transportation Management Plan will designate the number of trips to be reduced on a daily basis, the means by which the plan is to be accomplished, an evaluation procedure, and a contingency plan if the trip reduction goal cannot be met. If the Transportation Management Plan is unsuccessful, the developer is obligated to immediately provide additional measures at the direction of the Planning/Building/Public Works Department, which may include the requirement to provide full parking as required by City standards.

d. Modification: The Planning/Building/Public Works Department may authorize a modification from either the minimum or maximum parking requirements for a specific development should conditions warrant as described in RMC 4-9-250D2. When seeking a modification from the minimum or maximum parking requirements, the developer or building occupant shall provide the Planning/Building/Public Works Department with written justification for the proposed modification.

e. Parking Spaces Required Based on Land Use: Modification of these minimum or maximum standards requires written approval from the Planning/Building/Public Works Department

USE	NUMBER OF REQUIRED SPACES
GENERAL:	
Mixed occupancies: (2 or 3 different uses in the same building or sharing a lot. For 4 or more uses, see "shopping center" requirements)	The total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately, unless the building is classified as a "shopping center" as defined in RMC 4-11-190.
Uses not specifically identified in this Section:	Planning/Building/Public Works Department staff shall determine which of the below uses is most similar based upon staff experience with various uses and information provided by the applicant. The amount of required parking for uses not listed above shall be the same as for the most similar use listed below
RESIDENTIAL USES OUTSIDE OF <u>OUTSIDE OF THE CENTER</u> DOWNTOWN COREZONE:	
Detached and semi-attached dwellings:	A minimum of 2 per dwelling unit. Tandem parking is allowed. A maximum of 4 vehicles may be parked

	on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.
Bed and breakfast houses: —————	1 per guest room. The parking space must not be located in any required setback.
Manufactured homes within a manufactured home park:	A minimum of 2 per manufactured home site, plus a screened parking area shall be provided for boats, campers, travel trailers and related devices at a ratio of 1 screened space per 10 units. A maximum of 4 vehicles may be parked on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.
Congregate residence:	1 per sleeping room and 1 for the proprietor, plus 1 additional space for each 4 persons employed on the premises.
Attached dwellings in CD, RM-U, RM-T, UC-N1 and UC-N2 Zones	1.8 per 3 bedroom or larger dwelling unit; 1.6 per 2 bedroom dwelling unit; 1.2 per 1 bedroom or studio dwelling unit. RM-T Zone Exemption: An exemption to the standard parking ratio formula may be granted by the Development Services Director allowing 1 parking space per dwelling unit for developments of less than 5 dwelling units with 2 bedrooms or less per unit provided adequate on-street parking is available in the vicinity of the development.
Attached dwellings within the RM-F Zone:	2 per dwelling unit where tandem spaces are not provided; and/or 2.5 per dwelling unit where tandem parking is provided, subject to the criteria found in subsection F8d of this Section.
Attached dwellings within the CV Zone:	1 per dwelling unit is required. A maximum of 1.75 per dwelling unit is allowed. Attached dwellings within all other zones: 1.75 per dwelling unit where tandem spaces are not provided; and/or 2.25 per dwelling unit where tandem

	parking is provided, subject to the criteria found in subsection F8d of this Section.
Attached dwelling for low income <u>or</u> elderly:	1 for each 4 dwelling units
RESIDENTIAL USES IN <u>THE CENTER DOWNTOWN</u> CORE ZONE:	
Attached dwellings:	1 per unit.
Attached dwellings for low income <u>or</u> elderly:	1 for every 3 <u>4</u> dwelling units.
<u>Congregate Residences</u>	<u>1 per 4 sleeping rooms and 1 for the proprietor, plus 1 additional space for each 4 persons employed on the premises.</u>
COMMERCIAL ACTIVITIES <u>OUTSIDE OF THE CENTER DOWNTOWN ZONE AND</u> OUTSIDE OF THE DOWNTOWN CORE, EXCEPT SHOPPING CENTERS:	
Drive-through retail or drive-through service:	Stacking spaces: The drive-through facility shall be so located that sufficient on-site vehicle stacking space is provided for the handling of motor vehicles using such facility during peak business hours. Typically 5 stacking spaces per window are required unless otherwise determined by the Development Services Director. Stacking spaces cannot obstruct required parking spaces or ingress/egress within the site or extend into the public right-of-way.
Banks:	A minimum of 0.4 per 100 square feet of net floor area and a maximum of 0.5 per 100 square feet of net floor area except when part of a shopping center.
Convalescent centers:	1 for every 2 employees plus 1 for every 3 beds.
Day care centers, adult day care (I and II):	1 for each employee and 2 loading spaces within 100 feet of the main entrance for every 25 clients of the program.
Hotels and motels:	1 per guest room plus 2 for every 3 employees.
<u>Bed and breakfast houses:</u>	<u>1 per guest room. The parking space must not be located in any required</u>

	<u>setback.</u>
Mortuaries or funeral homes:	1 per 100 square feet of floor area of assembly rooms.
Vehicle sales (large and small vehicles) with outdoor retail sales areas:	1 per 5,000 square feet. The sales area is not a parking lot and does not have to comply with dimensional requirements, landscaping or the bulk storage section requirements for setbacks and screening. Any arrangement of motor vehicles is allowed as long as: <ul style="list-style-type: none"> ·A minimum 5 feet perimeter landscaping area is provided; ·They are not displayed in required landscape areas; and ·Adequate fire access is provided per Fire Department approval.
Vehicle service and repair (large and small vehicles):	0.25 per 100 square feet of net floor area.
Offices, medical and dental:	0.5 per 100 square feet of net floor area.
Offices, general:	A minimum of 3 per 1,000 feet of net floor area and a maximum of 4.5 parking spaces per 1,000 square feet of net floor area.
Eating and drinking establishments and taverns:	1 per 100 square feet of net floor area.
Eating and drinking establishment combination sit-down/drive-through restaurant:	1 per 75 square feet of net floor area.
Retail sales and big-box retail sales:	A maximum of 0.4 per 100 square feet of net floor area, except big-box retail sales, which is allowed a maximum of 0.5 per 100 square feet of net floor area if shared and/or structured parking is provided.
Services, on-site (except as specified below):	A maximum of 0.4 per 100 square feet of net floor area.
Clothing or shoe repair shops, furniture, appliance, hardware stores, household equipment:	0.2 per 100 square feet of net floor area.
Uncovered commercial area, outdoor	0.05 per 100 square feet of retail sales

nurseries:	area in addition to any parking requirements for buildings.
Recreational and entertainment uses:	
Outdoor and indoor sports arenas, auditoriums, stadiums, movie theaters, and entertainment clubs:	1 for every 4 fixed seats or 1 per 100 square feet of floor area of main auditorium or of principal place of assembly not containing fixed seats, whichever is greater.
Bowling alleys:	5 per alley.
Dance halls, dance clubs, and skating rinks:	1 per 40 square feet of net floor area.
Golf driving ranges:	1 per driving station.
Marinas:	2 per 3 slips. For private marina associated with a residential complex, then 1 per 3 slips. Also 1 loading area per 25 slips.
Miniature golf courses:	1 per hole.
Other recreational:	1 per occupant based upon 50% of the maximum occupant load as established by the adopted Building and Fire Codes of the City of Renton.
Travel trailers:	1 per trailer site.
COMMERCIAL ACTIVITIES WITHIN THE <u>CENTER DOWNTOWN COREZONE</u>, EXCEPT SHOPPING CENTERS:	
All uses allowed in the CD Zone except for the following uses: <u>Exepected Uses:</u> Convalescent center, drive-through retail, drive-through service, hotels, mortuaries, indoor sports arenas, auditoriums, movie theaters, entertainment clubs, bowling alleys, dance halls, dance clubs, and other recreational uses.	1 space per 1,000 square feet of net floor area. Excepted These uses follow the standards applied outside the <u>Center Downtown Core.zone</u> .
<u>All commercial uses allowed in the CD Zone except for the uses listed above.</u>	<u>A maximum of 1 space per 1,000 square feet of net floor area, with no minimum requirement.</u>
SHOPPING CENTERS:	
Shopping centers (includes any type of business occupying a shopping center):	A minimum of 0.4 per 100 square feet of net floor area and a maximum of 0.5 per 100 square feet of net floor area. In the UC-N1 and UC-N2 Zones, a maximum

	of 0.4 per 100 square feet of net floor area is permitted unless structured parking is provided, in which case 0.5 per 100 square feet of net floor area is permitted. Drive-through retail or drive-through service uses must comply with the stacking space provisions listed above
INDUSTRIAL/STORAGE ACTIVITIES:	
Airplane hangars, tie-down areas:	Parking is not required. Hangar space or tie-down areas are to be utilized for necessary parking. Parking for offices associated with hangars is 1 per 200 square feet.
Manufacturing and fabrication, laboratories, and assembly and/or packaging operations:	A minimum of 0.1 per 100 square feet of net floor area and a maximum of 0.15 spaces per 100 square feet of net floor area (including warehouse space).
Self service storage:	1 per 3,500 square feet of net floor area. Maximum of three moving van/truck spaces in addition to required parking for self service storage uses in the RM-F Zone.
Outdoor storage area:	0.05 per 100 square feet of area.
Warehouses and indoor storage buildings:	1 per 1,500 square feet of net floor area.
PUBLIC/QUASI-PUBLIC ACTIVITIES:	
Religious institutions:	1 for every 5 seats in the main auditorium, however, in no case shall there be less than 10 spaces. For all existing institutions enlarging the seating capacity of their auditoriums, 1 additional parking space shall be provided for every 5 additional seats provided by the new construction. For all institutions making structural alterations or additions that do not increase the seating capacity of the auditorium, see "outdoor and indoor sports arenas, auditoriums, stadiums, movie theaters, and entertainment clubs."
Medical institutions:	1 for every 3 beds, plus 1 per staff doctor, plus 1 for every 3 employees.
Cultural facilities:	4 per 100 square feet.
Public post office:	0.3 for every 100 square feet.

Secure community transition facilities:	1 per 3 beds, plus 1 per staff member, plus 1 per employee.
Schools:	
Elementary and junior high:	1 per employee. In addition, if buses for the transportation of students are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
Senior high schools: public, parochial and private:	1 per employee plus 1 space for every 10 students enrolled. In addition, if buses for the private transportation of children are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus
Colleges and universities, arts and crafts schools/studios, and trade or vocational schools:	1 per employee plus 1 for every 3 students residing on campus, plus 1 space for every 5 day students not residing on campus. In addition, if buses for transportation of students are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.

4-4-100 SIGN REGULATIONS:

H. SIGNS WITHIN CITY CENTER - SPECIAL REQUIREMENTS:

1. Purpose of Special Regulations: The purpose of the City Center sign regulations is to provide sign standards and regulations which recognize and strengthen the unique character of the City Center area businesses and streets, provide for appropriate signage which contributes to the economic vitality of the area and which complements its environment, and to enhance the pedestrian orientation of the district.

2. Applicability: The sign standards of this subsection shall apply to the property contained within the City Center sign regulation boundaries as shown in the following figure, generally described as including: land which is ~~zoned Center Downtown within the Urban Design Regulations District 'A', excluding lots located on Logan Avenue South, north of the intersection at Airport Way; land zoned Commercial Arterial which lies east of Lake Avenue South, and between Tobin Street South and South Second Street; and land zoned Commercial Arterial which lies between South Second Street and South Third Place, and east of Rainier Avenue South, excluding parcels which have frontage on Rainier Avenue South and lie more than one hundred sixty feet (160') north of South Third Street; and land zoned Multi-Family Urban which~~

lies between the Cedar River and South Second Street, and between Houser Way South and South Fifth Street.

3. Map of CITY CENTER SIGN REGULATION BOUNDARIES: [INSERT MAP OF DISTRICT A]

3. Map of CITY CENTER SIGN REGULATION BOUNDARIES:



4. Type and number of permanent signs allowed:

- a. Residential/Churches/Schools:** Residential occupancies, churches, and schools in the City Center are subject to the requirements of subsection E4 of this Section, Signs Permitted in All Residential, Commercial, and Industrial Zones.
- b. Nonresidential Uses:** Nonresidential occupancies (excluding churches and schools) are subject to the following standards based upon sign category:

SIGN CATEGORY	TYPE AND NUMBER OF SIGNS ALLOWED				
CATEGORY A Select only one of the following sign types:	Freestanding	OR	Ground	OR	Wall
Number	One freestanding sign per street frontage for each single occupancy		One ground sign per street frontage for each single occupancy building, multi-occupancy building, or multiple building complex. The maximum number of signs is 2.		Each individual ground-level building must have one wall sign for each facade fronting on a public street. In addition, in multiple buildings, one wall sign for multi-occupancy buildings. One ground-level tenant with a business facade may have

	building located on a corner lot, multi-occupancy building, or multiple building complex. The maximum number of signs is 2.				identify individual tenant
Mix of options for lots with multiple frontages	An applicant for a business having more than one street frontage may substitute an allowable sign type for another Category A sign type; however, the maximum number of signs shall not be exceeded. For example, on a corner lot, an applicant may request one ground sign facing the street frontage, and one freestanding sign facing the other street frontage.				
Multi-occupancy buildings or multiple building complexes – greater than 50,000 square feet with frontage on Rainier Ave. S.	Multi-occupancy buildings or multiple building complexes with 50,000 square feet of ground floor area or greater, and with frontage on Rainier Avenue S., may choose to comply with the following above Category A regulations; or (2)Freestanding or ground signs and wall signs per the following standards: (i)Freestanding or Ground Signs: Have only one sign for each street frontage of any building. Signs shall be of the following types: Freestanding, ground, or combination. Each freestanding or ground sign shall not exceed an area greater than 1.5 square feet for each lineal foot of property frontage. If a building business occupies up to a maximum of 300 square feet; or if such sign is multi-faceted, the total allowance shall not be more than 300 square feet. However, a maximum of one-half square footage is allowed on each face. Businesses with less than 25 lineal front feet shall be allowed a sign of a maximum of 20 square feet per face. In addition, one freestanding sign is allowed per street frontage of the complex. Each sign shall not exceed an area greater than 1.5 square feet for each linear foot of property frontage, not to exceed 150 square feet per sign face and 300 square feet including all sign faces. (ii)Wall Signs: In addition to the above freestanding or ground signs, wall signs are allowed. The total copy area not exceeding 20% of the building facade to which it is applied. Rotating signs are prohibited per subsection C11 of this Section. Projecting signs are regulated per the regulations in subsection H5d of this Section.				
Buildings 40 feet or greater in height	Buildings 40 feet or greater in height may choose to comply with either: (1)The above Category A regulations; or (2)Freestanding or ground signs and wall signs per the following standards. (i)Freestanding or Ground Signs: Have only one sign for each street frontage of any building. Signs shall be of the following types: Freestanding, ground, or combination. Each freestanding or ground sign shall not exceed an area greater than 1.5 square feet for each lineal foot of property frontage. If a building business occupies up to a maximum of 300 square feet; or if such sign is multi-faceted, the total allowance shall not be more than 300 square feet. However, a maximum of one-half square footage is allowed on each face. (ii)Wall Signs: In addition to the above freestanding or ground signs, wall signs are allowed. The total copy area not exceeding 20% of the building facade to which it is applied. Rotating signs are prohibited per subsection C11 of this Section. Projecting signs are regulated per the regulations in subsection H5d of this Section.				

	prohibited per subsection C11 of this Section. Projecting signs are regulated per the subsection H5d of this Section.		
SIGN CATEGORY	TYPE AND NUMBER OF SIGNS ALLOWED		
CATEGORY B Select only one of the following sign types allowed in addition to signs of Category A.	Projecting Sign	OR	Awning Sign, or Canopy Sign, or Marquee Sign, or Traditional Sign
Number	Each individual ground-level business may have one sign for each business facade fronting on a public street. In addition, in multiple building complexes or for multi-occupancy buildings each ground-level tenant with an exterior business facade may have one sign to identify individual tenant spaces.		Each individual ground-level business may have one sign for each facade fronting on a public street. In addition, in multiple buildings for multi-occupancy buildings each ground-level tenant with an exterior facade may have one sign to identify individual tenant spaces. A series of awnings or canopies upon a single business and local street frontage are considered as one awning or canopy.
SIGN CATEGORY	TYPE AND NUMBER OF SIGNS ALLOWED		
CATEGORY C:	Under	AND	Secondary Wall, AND If applicable, Multi-Occupancy

Allowed in addition to signs of Categories A and B:	Awning/ Under Canopy/ Under Marquee		Projecting, or Awning Sign, Having No Internal Illumination		Sign, or Multiple Building Wall Sign
Number	One per ground-level business per public entrance.		One sign, having no internal illumination, per business facade which does not contain a Category A or B sign; maximum of 2 secondary signs.		(1) Signs Less Than 40 Feet in Height on a building facade which do not contain any other Category A, or B sign. Signs 40 Feet in Height or Greater may be placed on a building facade if it is not a Category A or B sign, if there is no sign on the facade a minimum of 10 feet above grade, measured to the bottom of the sign.

5.a.FREESTANDING SIGNS

SIZE, HEIGHT AND LOCATIONS ALLOWED FOR PERMANENT SIGNS FOR NONRESIDENTIAL USES BASED UPON SIGN TYPE:

MAXIMUM SIGN AREA	MAXIMUM HEIGHT	LOCATION AND OTHER LIMITATIONS	REQUIRED CLEARANCES (Refer also to RMC 4-4-100K16, K17 and K18)
(1)General: Each sign shall not exceed an area greater than 1.5 square feet for each lineal foot of street frontage which the building or complex occupies up to a maximum of 25 square feet per face; the maximum cumulative square footage of all faces of a sign is 50 square feet. (2)Property with frontage on Rainier	(4) 20 feet, measured to the top of the sign or sign structure, whichever is higher.	(5) Setbacks shall be consistent with the Zoning Code. (6)Property with street frontage on Rainier Avenue S.: The sign shall be located along Rainier Avenue S. and set back a minimum distance of 100 lineal feet from the right-of-way of S. Third Street. This setback shall not apply to multi-occupancy buildings or multiple building complexes with 50,000 square feet gross leasable floor area or greater, having frontage	(7) Minimum 15 foot clearance above traffic aisles and driveways.

<p>Avenue S.: In lieu of the sign area requirements of subsection (1) of this chart, each sign shall not exceed an area greater than 1.5 square feet for each lineal foot of street frontage which the building or complex occupies up to a maximum of 75 square feet per face; the maximum cumulative square footage of all faces of a sign is 150 square feet; provided, that the sign is located in accordance with subsection (6) of this chart.</p> <p>(3)Multi-occupancy buildings or multiple building complexes with greater than 50,000 square feet gross leasable floor area, having frontage on Rainier Avenue S.: Such uses may comply with the standards of subsections (1) or (2) of this chart, or with subsection H4b of this Section, Type and Number of Permanent Signs Allowed. Freestanding sign area may be transferred from within the City Center sign regulation boundaries to</p>		<p>on Rainier Avenue S.</p>	
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contiguously owned property outside of the City Center sign regulation boundaries. Only sign area may be transferred, not the number of allowed signs. Where transferred, the maximum size of the freestanding sign shall not exceed the limits of subsection H4b of this Section, Type and Number of Permanent Signs Allowed.			
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**5.b. GROUND SIGNS
SIZE, HEIGHT AND LOCATIONS ALLOWED FOR PERMANENT SIGNS FOR
NONRESIDENTIAL USES BASED UPON SIGN TYPE:**

MAXIMUM SIGN AREA	MAXIMUM HEIGHT	LOCATION AND OTHER LIMITATIONS	REQUIRED CLEARANCES (Refer also to RMC 4-4-100K16, K17 and K18)
(1)General: Each sign shall not exceed an area greater than 1.5 square feet for each lineal foot of street frontage which the building or complex occupies up to a maximum of 25 square feet per face; the maximum cumulative square footage of all faces of a sign is 50 square feet. (2)Property with frontage on Rainier Avenue S.: In lieu of the sign area	(4) 5 feet if perpendicular to the right-of-way; 4 feet if the sign is not placed perpendicular to the right-of-way. Height is measured to the top of the sign or sign structure, whichever is higher.	(5) Setbacks shall be consistent with the Zoning Code, and RMC 4-4-100L1b. (6) Property with street frontage on Rainier Avenue S.: The ground sign shall be located along Rainier Avenue S. and setback a minimum distance of 100 lineal feet from the right-of-way of S. Third Street. This setback shall not apply to multi-occupancy buildings or multiple building	

<p>requirements of subsection (1) of this chart, each sign shall not exceed an area greater than 1.5 square feet for each lineal foot of street frontage which the building or complex occupies up to a maximum of 75 square feet per face; the maximum cumulative square footage of all faces of a sign is 150 square feet; provided, that the sign is located in accordance with subsection (6) of this chart.</p> <p>(3) Multi-occupancy buildings or multiple building complexes with greater than 50,000 square feet gross leasable floor area, having frontage on Rainier Avenue S.: Such uses may comply with the sign area standards of subsections (1) or (2) of this chart, or with the size standards of subsection H4b of this Section, Type and Number of Permanent Signs Allowed. Ground sign area may be transferred from within the City</p>		<p>complexes with 50,000 square feet gross leasable floor area or greater, having frontage on Rainier Avenue S.</p>	
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Center sign regulation boundaries to contiguously owned property outside of the City Center sign regulation boundaries. Only sign area may be transferred, not the number of allowed signs. Where transferred, the maximum size of the ground sign shall not exceed the limits of subsection H4b of this Section, Type and Number of Permanent Signs Allowed.			
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**5.c. WALL SIGNS
SIZE, HEIGHT AND LOCATIONS ALLOWED FOR PERMANENT SIGNS FOR
NONRESIDENTIAL USES BASED UPON SIGN TYPE:**

MAXIMUM SIGN AREA	MAXIMUM HEIGHT	LOCATION AND OTHER LIMITATIONS	REQUIRED CLEARANCES (Refer also to RMC 4-4-100K16, K17 and K18)
1)General: Each sign shall not exceed an area greater than 1.5 square feet for each lineal foot of business facade fronting a street, up to 100 square feet maximum. (2) Multi-occupancy buildings or multiple building complexes with 50,000 square feet	(4) The wall sign shall be placed on the facade not more than 25 feet above the grade, measured to the top of the sign. Wall signs on multi-occupancy buildings or multiple building complexes with 50,000 square feet gross leasable floor area or greater, having frontage on	(5) The sign shall be mounted on or above the business facade to which it is associated. (6) The wall sign shall be placed on a business facade having street frontage; or, it shall be placed on or above the business entrance, if the business has an exterior facade	(9) When projecting over a public right-of-way (maximum 12 inches), a minimum of 8 feet clearance above the surface of the sidewalk is required.

gross leasable floor area or greater, having frontage on Rainier Avenue S: In lieu of subsection (1), the sign area standards of subsection H4b of this Section, Type and Number of Permanent Signs Allowed, may be met. (3) Buildings 40 feet or greater in height: In lieu of subsection (1), the sign area standards of subsection H4b of this Section, Type and Number of Permanent Signs Allowed, may be met.	Rainier Avenue S. or buildings 40 feet or greater in height may be placed anywhere on the facade and the top of the sign shall not extend vertically above the fascia of the building.	which does not face a street, and the business is located in a multi-tenant building or multiple building complex. (7) The thickness of that portion of a wall sign which projects over a public right-of-way shall not exceed 12 inches. (8) Wall signs located more than above 25 feet above grade, measured to the top of the sign, shall only contain the name and/or logo of the business(es) or development.	
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**5.d. PROJECTING SIGNS
SIZE, HEIGHT AND LOCATIONS ALLOWED FOR PERMANENT SIGNS FOR
NONRESIDENTIAL USES BASED UPON SIGN TYPE:**

MAXIMUM SIGN AREA	MAXIMUM HEIGHT	LOCATION AND OTHER LIMITATIONS	REQUIRED CLEARANCES (Refer also to RMC 4-4-100K16, K17 and K18)
(1) Unlit, externally illuminated, or tube illuminated: Such projecting signs are allowed a maximum of 12 square feet per face; the maximum cumulative square footage of all faces of a sign is 24 square feet. (2) Internally	(4) Shall not be located more than 25 feet above the grade, measured to the top of the sign or sign structure, whichever is higher.	(5) The sign shall be placed on a business facade having street frontage; or, it shall be placed on or above the business entrance, if the business has an exterior facade which does not face a street, and the business is located	(10) When projecting over a public right-of-way, a minimum of 8 feet clearance above the surface of the sidewalk is required.

<p>illuminated: Such signs are allowed a maximum of 6 square feet per face; the maximum cumulative square footage of all faces of a sign is 12 square feet.</p> <p>(3) Combination of illumination: The maximum size of the combination sign shall be 12 square feet per face; the maximum cumulative square footage of all faces of a combination sign is 24 square feet. Up to 50% maximum of the combination sign, 6 square feet per face, may be internally illuminated.</p>		<p>in a multi-tenant building or multiple building complex.</p> <p>(6) The sign shall be no more than 3 feet tall.</p> <p>(7) A projecting sign may extend over the public right-of-way by no more than 4 feet from the wall it is mounted on.</p> <p>(8) The faces of a projecting sign shall be separated by a maximum of 12 inches.</p> <p>(9) The sign shall be mounted on or above the business facade to which it is associated.</p>	
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**5.e. AWNING SIGN, CANOPY SIGN, MARQUEE SIGN
SIZE, HEIGHT AND LOCATIONS ALLOWED FOR PERMANENT SIGNS FOR
NONRESIDENTIAL USES BASED UPON SIGN TYPE:**

MAXIMUM SIGN AREA	MAXIMUM HEIGHT	LOCATION AND OTHER LIMITATIONS	REQUIRED CLEARANCES (Refer also to RMC 4-4-100K16, K17, K18 and N3b)
<p>(1) Awning, canopy, or marquee sign: A maximum of 50 square feet of copy may appear on the vertical face area.</p> <p>(2) Traditional marquee sign: The maximum copy area is 150 square feet per face; the</p>	None.	<p>(3) Sign copy shall only be located on the vertical faces of the awning, canopy, or marquee.</p> <p>(4) Maximum height/thickness of awning/canopy with a sign: 10 feet.</p> <p>(5) Maximum height/thickness of</p>	<p>(9) Sign structures shall be located a minimum of 8 feet above the surface of the sidewalk. Where under awning, under canopy, or under marquee signs are anticipated, the clearance should be increased to</p>

cumulative square footage of all faces of a sign is 300 square feet total.		<p>marquee: in accordance with the adopted edition of the Uniform Building Code.</p> <p>(6) Building canopy poles shall not be placed in a manner which interferes with pedestrian or wheelchair travel upon a sidewalk.</p> <p>(7) Awnings, building canopies, and marquees and the attached or associated signs may extend over the right-of-way according to the terms of the adopted Uniform Building Code.</p> <p>(8) The sign shall be mounted above the business facade to which it is associated.</p>	accommodate them as necessary.
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**5.f.UNDER AWNING SIGN, CANOPY SIGN, MARQUEE SIGN
SIZE, HEIGHT AND LOCATIONS ALLOWED FOR PERMANENT SIGNS FOR
NONRESIDENTIAL USES BASED UPON SIGN TYPE:**

MAXIMUM SIGN AREA	MAXIMUM HEIGHT	LOCATION AND OTHER LIMITATIONS	REQUIRED CLEARANCES (Refer also to RMC 4-4-100K16, K17, K18 and N3b)
(1) 6 square feet.	None	<p>(2) The sign shall not extend beyond the awning, canopy, or marquee to which it is attached.</p> <p>(3) The sign shall not be more than 12 inches thick.</p>	(4) Minimum 8 feet above the surface of the sidewalk.

**5.g. SECONDARY SIGN
SIZE, HEIGHT AND LOCATIONS ALLOWED FOR PERMANENT SIGNS FOR
NONRESIDENTIAL USES BASED UPON SIGN TYPE:**

MAXIMUM SIGN AREA	MAXIMUM HEIGHT	LOCATION AND OTHER LIMITATIONS	REQUIRED CLEARANCES (Refer also to RMC 4-4-100K16, K17 and K18)
(1) Secondary wall or awning signs: Each sign shall not exceed an area greater than one square foot for each lineal foot of business facade, up to maximum of 25 square feet. (2) Secondary projecting signs: Maximum of 6 square feet.	(3) Secondary wall or projecting signs shall not be located more than 25 feet above the grade, measured to the top of the sign or sign structure, whichever is higher.	(4) Secondary signs shall not be located on a business facade containing a Category A or B sign, or another secondary sign. (5) Secondary signs shall not be internally illuminated. Such signs may be unlit, externally illuminated or have tube illumination. (6) Maximum height or thickness of awning with a sign: 10 feet. (7) Awning signs: Sign copy shall be located on the vertical faces of the awning.	(8) When projecting over a public right-of-way, a minimum of 8 feet clearance above the surface of the entryway is required.

**5.h. MULTI-OCCUPANCY OR MULTIPLE BUILDING COMPLEX SIGN
SIZE, HEIGHT AND LOCATIONS ALLOWED FOR PERMANENT SIGNS FOR
NONRESIDENTIAL USES BASED UPON SIGN TYPE:**

MAXIMUM SIGN AREA	MAXIMUM HEIGHT	LOCATION AND OTHER LIMITATIONS	REQUIRED CLEARANCES (Refer also to RMC 4-4-100K16, K17 and K18)

<p>(1) Buildings less than 40 feet in height: The maximum square footage limitation is 100 square feet.</p> <p>(2) Buildings 40 feet in height or greater: The maximum square footage limitation is 100 square feet unless the choice is made to comply with subsection H4b of this Section, Type and Number of Signs Allowed for Nonresidential Uses.</p>	<p>(3) Buildings less than 40 feet in height: The wall sign shall be placed on the facade not more than 25 feet above the grade, measured to the top of the sign.</p> <p>(4) Buildings 40 feet in height or greater: The wall sign may be placed anywhere on the facade.</p>	<p>(5) Buildings less than 40 feet in height: The sign shall be located on a business facade which does not contain any other Category A or B sign.</p> <p>(6) Buildings 40 feet in height or greater: There are no restrictions on facade placement.</p> <p>(7) The sign shall only contain the business name and/or logo of each development.</p>	<p>(8) When projecting over a public right-of-way, a minimum of 8 feet clearance above the grade is required.</p>
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6. Letter Size Limitations for Permanent Signs for Nonresidential Uses Based Upon Distance from Right-of-Way:

a. Maximum Letter Height: The maximum letter height of signs shall be as follows:

DISTANCE OF SIGN FROM RIGHT-OF-WAY	FREESTANDING, GROUND, WALL, PROJECTING, TRADITIONAL MARQUEE SIGN	AWNING SIGN/CANOPY SIGN/MARQUEE SIGN	MULTI-OCCUPANCY OR MULTIPLE BUILDING COMPLEX SIGN
Within 50 feet:	24 inches	12 inches	6 inches (applies to letters and logo)
Between 50 feet and 100 feet:	36 inches	12 inches	6 inches (applies to letters and logo)
More than 100 feet:	48 inches	12 inches	6 inches (applies to letters and logo)

b. Exemption from Letter Size Limits: The following properties are exempt from the maximum letter height requirements of subsection H6a of this Section:

- i. Multi-occupancy buildings or multiple building complexes with fifty thousand (50,000) square feet gross leasable floor area or greater, having frontage on Rainier Avenue S.; or
- ii. Properties with frontage on Rainier Avenue S.; or
- iii. Buildings exceeding forty feet (40') in height.

7. Special Allowance for City Center Signs to Project into Right-of-Way: See subsection L2c(ii) of this Section.

8. Temporary/Special Permit Signs: In addition to the permanent signs described in subsection H6b of this Section, temporary signs per subsection J of this Section, Temporary Signs, are also allowed.

9. Modifications of City Center Sign Regulations:

a. Authority and Purpose: The Development Services Director may grant a modification from the sign standards for individual signs which do not meet the specific provisions of the City Center sign standards when the proposed sign is intended to accomplish one of the following purposes:

- i. Respond to the needs of the public in locating a business establishment; or
- ii. Assist business in contributing to the economic well-being of the community; or
- iii. Install a sign that is considered to be historic or of historic value by the advertising industry or a recognized historic preservation organization, provided that such entity was not involved in the use, design or production of the proposed sign; or
- iv. Result in a reduction of signs on a site; or
- v. Result in a reduction in the number of freestanding or ground signs otherwise allowed; or
- vi. Result in a coordinated sign plan for a multi-tenant building or multiple building complex.

b. Review Criteria: If the Development Services Director determines that the intent of the proposed sign accomplishes one of the above purposes, the Development Services Director may grant a modification request provided the proposed sign also meets all of the following criteria:

- i. The modification will not create a significant adverse impact to other property or improvements in the immediate vicinity of the subject property; and
- ii. The modification will not increase the number of signs allowed by this Chapter; and
- iii. The modification will not increase the allowed height or area of any wall, projecting, awning/canopy/marquee/traditional marquee, or secondary sign by more than twenty five percent (25%); and
- iv. The modification will not increase the allowed height or area of any freestanding or ground sign; and
- v. The modification does not create a public safety hazard.

c. Variance May Be Required: Proposals which do not meet the purposes or criteria of subsections H9a and H9b of this Section may be reviewed as variance applications as provided in subsection R of this Section.

d. Fees: Fees shall be as stipulated by RMC 4-1-140M4.